GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Urban Development Authority - Change of land use from Residential Land use to Commercial land use for Plot Nos. 14,15,16&17 of un approved layout in Sy. No. 251/3 of Madhurawada, Visakhapatnam to an extent of 824.68 Sq. mts applied by Sri Ravva Rohit &Sri A. Ajay Kumar– Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 258 Dated: 07-08-2018

Read the following:-

1. From the VC, VUDA, Visakhapatnam, Lr.Rc.No. 59/2018/L5, Dated:23.03.2018.
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4. Government Memo No. MAU01-28021/10/2018-M SEC-MAUD(M1), Dated: 14.05.2018.
5. Notification No.172, Dated:15.05.2018 published in Part-I of Andhra Pradesh Gazette.
6. From the Vice-Chairman, VUDA, Visakhapatnam, Lr.Rc.No.59/2018/L5, Dated:24.07.2018

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.172, Part-I, Dated:15.05.2018. In the letter 6th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the conversion charges to VUDA vide VUDA Receipt No. 2781/2017-18, Dated 19.02.2018, Receipt No. 400/2018-19, dated 24.05.2018 and IOB Challan No. 1783, dated 12.07.2018. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated: 07.08.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

[Contd..2..]

The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam

Copy to:

The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District
SC/SF.

//FORWARDED:: BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION

The site is falling in Plot Nos. 14,15,16&17 of un approved layout in Sy. No. 251/3 of Madhurawada, Visakhapatnam admeasuring an area of 824.68 Sq. mts. The boundaries of which are given in the schedule below, which was earmarked for Residential land use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as for Commercial land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall handover the site affected in proposed Master Plan road widening at free of cost through registered gift deed.
2. The applicant shall pay 14% of open space cost to the competent authority at the time of building approval.
3. The applicant shall pay Vacant Land Tax/ NALA to the competent authority at the time of building approval.
4. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
5. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
7. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

[Contd..3..]

8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
10. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Plot No. 18
East : Existing 20'-9" wide road
South : Existing road proposed to 100' wide Master Plan Road.
West : Plot No. 8-11.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER